161.0	0001	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,900 / 748,900
					USE VALUE:	748,900 / 748,900
					ASSESSED:	748,900 / 748,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORREA HERCILIO
Owner 2:	
Owner 3:	
Street 1:	35 PROSPECT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RUSSO DOMENIC/ESTATE -
Owner 2:	-
Street 1:	35 PROSPECT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,937 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1732 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7937.000	288,200		460,700	748,900
Total Card	0.182	288,200		460,700	748,900
Total Parcel	0.182	288,200		460,700	748,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.39 | /Parcel: 432.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 107244

GIS Ref

GIS Ref

Insp Date 06/06/18

!12570!

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0001-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,200	0	7,937.	460,700	748,900	748,900	Year End Roll	12/18/2019
2019	101	FV	281,500	0	7,937.	460,700	742,200	742,200	Year End Roll	1/3/2019
2018	101	FV	281,500	0	7,937.	408,000	689,500	689,500	Year End Roll	12/20/2017
2017	101	FV	281,500	0	7,937.	342,200	623,700	623,700	Year End Roll	1/3/2017
2016	101	FV	281,500	0	7,937.	342,200	623,700	623,700	Year End	1/4/2016
2015	101	FV	235,500	0	7,937.	296,100	531,600	531,600	Year End Roll	12/11/2014
2014	101	FV	235,500	0	7,937.	286,300	521,800	521,800	Year End Roll	12/16/2013
2013	101	FV	235,500	0	7,937.	272,500	508,000	508,000		12/13/2012

PRINT

Date	Time
12/11/20	02:38:49

LAST REV

Date	Time
06/29/18	09:54:10

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12570

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORREA HERCILIO	63247-510		2/4/2014	Convenience	502,800	No	No		DUPLICATE FILING OF 2006 DEED IN REGISTRY.
RUSSO DOMINIC	1320-54		5/22/2006		502,800	No	No		
RUSSO DOMINIC &	1282-193		4/12/2004	Family	1	No	No		
	10586-87		7/16/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2018	MEAS&NOTICE	BS	Barbara S
12/31/2008	Measured	336	PATRIOT
4/27/2000	Inspected	264	PATRIOT
11/23/1999	Measured	263	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107244
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7937		Sq. Ft.	Site		0	70.	0.83	8									460,679						460,700	

Total AC/HA: 0.18221 | Total SF/SM: 7937 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 460,679 | Spl Credit | Total: 460,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323114
Depreciation:	34896
Depreciated Total:	288218

COMMENTS

CRAWL SPACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

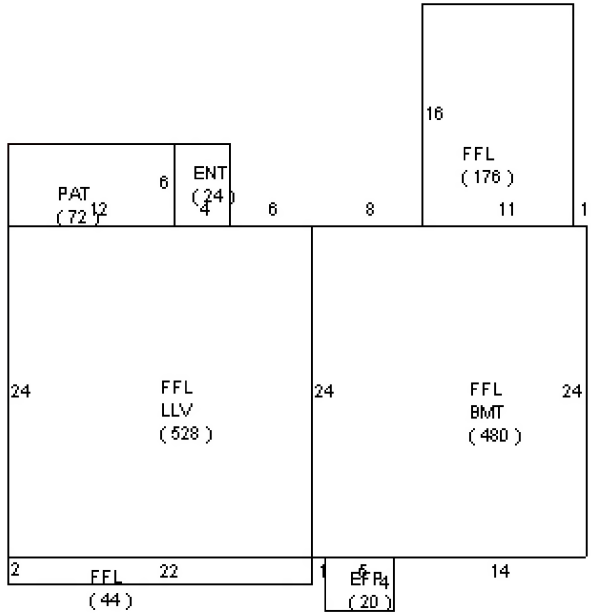
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	122.53
Final Total:	288200	Val/Su SzAd	234.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,228	126.970	155,916
LLV	Lower Level	528	78.560	41,480
BMT	Basement	480	50.470	24,225
PAT	Patio	72	5.940	428
ENT	ENTRY	24	26.140	627
EFP	Enclos Porch	20	71.870	1,437

Net Sketched Area:	2,352			Total:	224,113
Size Ad	1228	Gross Are	2352	FinArea	1732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0001-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	